
2005 Year-End Report

2005 Gardnerville Town Board

Tom Cook, Chairman
Mike Philips, Vice Chairman
Paul Lindsay
Randy Slater
Jerry Smith



Town Manager's Message

The Anker-Park subdivision, the Virginia Ranch development, a new Walgreen's pharmacy at the corner of Waterloo/395, and numerous other developments and investments in the township boundaries will bring additional opportunities for home ownership and retail shopping in the coming years. Future private investment includes the Matley Ranch area and infill opportunity sites.

The Gardnerville Town Board directed staff to work on a myriad of exciting and important projects in 2005. Through the Board's leadership, a holistic menu of planning initiatives and traditional "brick and mortar" projects came forward.

The Town began a major undertaking in long-term planning for the future of the community-Gardnerville's *Plan for Prosperity*. This planning effort is rich in community involvement and input. The *Plan for Prosperity* provides a framework for opportunities for the next 20 years. Community expectations for development are knitted deeply throughout the *Plan*.

Actions were taken to continue bringing forward major improvements to the Main Street (US 395) area. The Main Street Lighting Phase II was approved and a \$500,000 match from the Nevada Department of Transportation will allow the overhead power to be removed and new decorative lights installed in early 2006 between Mill Street and Church Street.

Two phases of sidewalk replacements and streetscape upgrades were also constructed in the downtown core area. Additional phases are slated for construction in a phased approach over the next few years as funding becomes available.

Sidewalks were constructed between Lampe and Toler on Toiyabe Avenue, major asphalt patching was completed in the Carson Valley Estates neighborhood to prepare for early 2006 overlays, and streets in the Industrial/Southgate/Cemetery areas were slurry sealed.

The Town hosted many events at Heritage Park, including Old Town Days and the Carson Valley Christmas Season Kickoff and Pavilion Lighting. 2006 is slated to be another progressive banner year for the community.

Respectfully submitted,

James E. (Jim) Park, Jr., C.P.M., CPO, MBA

Gardnerville Town Manager

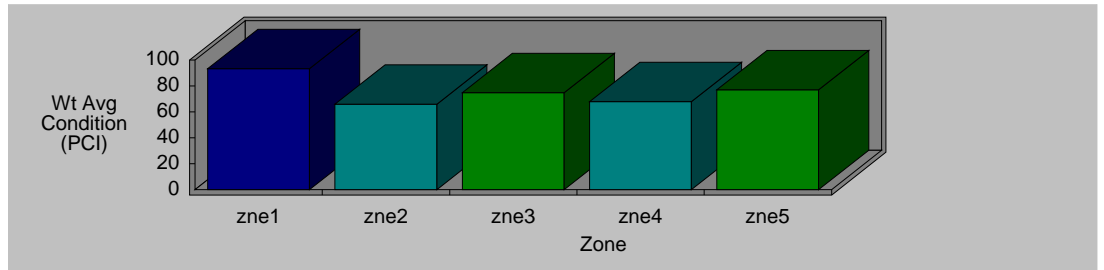
Town Administration

- The Town Board and staff were active in the Nevada League of Cities and Municipalities, attended quarterly meetings, the annual conference, and served on numerous committees.
- The Town Board gave direction to begin a comprehensive community-based plan for the future of the community to prepare for the 2006 update of the Douglas County Master Plan's Gardnerville Planning area. This effort brought over 100 members of the community including residents, business owners, Town and County staff in a series of public workshops to share ideas, thoughts, and concepts. A Citizen's Advisory Committee facilitated community outreach and public input throughout the year. The Gardnerville *Plan for Prosperity* will move forward in 2006 for inclusion in the county's master plan.
- A funding partnership was requested of Douglas County to initiate a comprehensive review and plan for parking needs in the community. Approved in December, this study will move forward in the 2006.
- Staff continued to routinely update the two main computerized maintenance management systems used for asset management. MP2 and MicroPaver both serve as a backbone for work order control, life cycle costing, and scheduling and budgeting both minor and major maintenance activities for the town. More than 400 work orders were tracked and closed for 2005.
- The Town Board attended the annual joint meeting with the Minden Town Board in early 2005 to continue discussing challenges and opportunities of mutual interest.
- Town staff served on the Nevada Department of Transportation's US 395 corridor Landscape and Aesthetics Master Plan technical advisory committee.
- Staff made presentations to numerous civic groups and other government agencies on Town Board projects, goals, and vision. Regular press releases were issued, and interviews given by the Board Chairman, Town Manager, and staff for public information and outreach.

Public Works-Roads Division

- Four street sections were dedicated in 2005. The Town maintained 169 individual street sections at the end of the year. Sections are established to more thoroughly define maintenance and preservation needs by evaluating traffic volumes, soil types, asphalt thickness, and other factors.

- Overall, Pavement Condition Index (PCI) continued to be maintained at an acceptable level in the majority of areas, or zones, within the town. PCI is a numeric rating between 0 (road completely failed) and 100 (brand new road). Because the Town Board has a standing policy of working to provide the best street maintenance possible within fiscal constraints, the backlog of street sections requiring complete reconstruction has been significantly reduced over the previous four years. The overall weighted PCI for town maintained roads by zone are depicted in the graph below.



- Main Street Lighting Phase II was approved. This phase will remove overhead utilities along Main Street (US Highway 395) and install decorative lighting from Mill Street north to Church Street. Staff was working on development of construction drawings at year's end, with construction to begin in early 2006. This project is being funded by a combination of bond proceeds and a \$500,000 match from the Nevada Department of Transportation.
- Major asphalt patching was completed in the Carson Valley Estates neighborhood in preparation for overlays in early 2006.
- Traffic signal poles were painted to match the new street lighting along Main Street.
- A comprehensive survey was completed along Main Street to identify actual right-of-way as an aid to the Nevada Department of Transportation and to allow a phased plan for sidewalk improvements to be developed and implemented.
- Two phases of the Main Street Sidewalk/Streetscape program were completed. These phases removed deteriorating sidewalks and replaced them with new concrete surfaces, litter receptacles, and street trees.
- Field staff continued to perform crack sealing, street sweeping, weed control, and sign replacements throughout the town at a greatly reduced cost.
- Streets in the Industrial, Southgate, and Cemetery areas were slurry sealed to improve roadway conditions and provide a higher degree of maintainability.
- Approximately 170 parking spaces were striped in the downtown area to assist in motorist identification of parking areas convenient to retail and professional services.
- The High School Street extension was still under US Army Corps of Engineers review at the close of the year.

- An additional service truck was purchased and equipped to provide a platform for street maintenance operations to keep pace with town growth.

Public Works-Storm Water Division

- The storm water treatment ponds adjacent to the Chichester neighborhood on Gilman Avenue underwent sediment removal. Waterways downstream from the ponds along the Martin Slough were also maintained by cleared to increase water flows.
- The area along the Cottonwood Slough east of the SR 756 bridge crossing was cleaned, with excess vegetation including several dead trees removed to reduce potential flood damage.
- Maintenance staff continued major maintenance of the storm drain system in the Crestmore neighborhood through both mechanical and herbicidal brush control operations
- The Town engineer substantially completed a Comprehensive Storm Water Plan for the community. This plan is intended to provide a framework for capital improvements, routine maintenance, and water quality protection and improvements. The integral funding element for the plan is based on storm water system operations being placed into a utility district, with financial participation based on impervious surface areas and land use types. Staff will bring this work forward during budget development in early 2006 for Board consideration and policy establishment.
- The Hellwinkel Ranch property owners, representatives, and the Town began working together on the future of this area now encapsulated by urban development. An important feature of these discussions is to provide a continued linear linkage along the Martin Slough and valuable floodway structural improvements.

Parks and Recreation

- Gardnerville maintained its status as a Tree City USA community, again as the only unincorporated town in Nevada recognized with this distinction. The Town also received the Tree City Growth award for the Town Board's policies encouraging reuse of tree chips in parks and open spaces, and the continued benefits of diverting green waste from the residential waste stream
- The first annual "Carson Valley Christmas Kick Off event was hosted by the Town on November 30 at Heritage Park. The Carson Valley Middle School band played Christmas music, and the Carson Valley Community Theater presented "Santa's Little Helper". The Pavilion was lighted, and all attending the event enjoyed hot chocolate, cobbler, and roasting chestnuts over an open fire.
- The Town Board hosted a barbeque in honor of the hundreds of volunteers giving service to the community over the past several years at Heritage Park in August.

- The Heritage Park restroom building construction was completed and opened for public use.
- Old Towne Days was held September 30 thru October 2, complete with the second year of having Civil War battles re-enacted by the Comstock Civil War Volunteers. Over 600 school students attended a living history day held on the Friday of the event weekend to participate in educational outreach programs. The event also included a barbeque pig roast and a great afternoon concert featuring the Comstock Cowboys.
- Additional use of Heritage Park included the Valley Cruisers October car show, numerous weddings on the Pavilion, and extensive unreserved use for picnics and youth activities.
- The Minden Rotary Club donated and erected a flagpole at Heritage Park as part of Rotary International's Centennial celebration. The flagpole was dedicated to the Town by the club after a barbeque at Heritage Park on Flag Day.
- Planter area concrete curbing was installed at Gardner Park to replace older wooden edging. All planter areas prepared for ornamental annual and perennial flower displays.
- The third panel of memorial bricks was received and installed on the Heritage Park Pavilion.

Health and Sanitation

- Annual spring and fall extra trash pickups, Christmas tree pickup and disposal, and spring and fall limb/leave pickups provided as a no charge service to community residents.
- An additional refuse collection truck was purchased to keep pace with growth in residential service routes attributed to town growth. This semi-automated vehicle also helps to contain labor costs as one employee operates and collects refuse in lieu of two employees that would be required on a traditional rear-loading collection platform.
- The following chart summarizes solid waste collection operations for the January 1 thru November 1, 2005 period compared with the previous year.

Year	# Residential Customers	% Change	# Commercial Customers	% Change	Green Waste (tons)	% Change	Solid Waste (tons)	% Change
2004 (1/1-12/30)	1298	+ 13%	212	+ 4%	184	+15%	4,861	* See note below
2005 (1/1-11/1)	1497		220		217		3,945	

* Note: At the time of the development of this report, an average of 493 tons per month was collected. Calendar year 2005 should present a slight increase in collected tonnage over 2004.